

FORM-7
[REGULATION-9]

Quarterly progress report for the quarter ending March/June/Sept/December of April to June 2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No./Partnership deed no./LLP Details/Any other registration with MSME or Govt. Bodies	CIN No.- U45200BR2011PTC016549	Name of Firm	Venus Star Construction Private Limited
Firm Address :	102/103, Venus Heritage Apartment, Sheikhpura More, North of Pillar No.91, Bailey Road, Patna, Pin-800014		
Total Experience of Promoter in Real Estate Sector	More than 13 years		
Total Experience in Real Estate after Implementation of RERA	More than 7 years		
No. of Projects done before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum- Commercial 4. Plotted project	4 Residential Projects	
No. of Projects done after Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum- Commercial 4. Plotted project	2 Residential Projects are done and 1 Residential project is in finishing mode.	
II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00014-2/1273/R-1035/2020	Name of Project/Phase of Registered Project	Venus Empire
Name of Promoter	Sanjay Kumar Singh	Project Address	Adampur, Vijay Singh Yadav Path, Danapur, Patna
Name of Co-promoter	Veena Kumari		
Project Registration is valid up to	31.12.2024		
Starting date of Project or Phase of the Project	01.01.2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum- Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority	05 Years		

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

<u>Building/ Block Name</u>	<u>Apartment Type</u>	<u>Carpet Area</u>	<u>Total Number of sanctioned apartment s</u>	<u>Total Number of Apartments in Promoter's Share-</u>	<u>Total Number of Apartments in Landowner's Share-</u>
VENUS EMPIRE	1. 1 BHK - 76	22800 Sqft.	01 (358 Flats)	1. Booked Allotted- 230 Flats 2. Sold- NILL 3. Percentage of bookings- 64%	1. Booked Allotted- NILL 2. Sold- NILL 3. Percentage of bookings- NILL
	2. 2 BHK - 38	26999 Sqft.			
	3. 2 BHK (LIG)- 19	10165 Sqft.			
	4. 3 BHK - 206	206990 Sqft.			
	5. 4 BHK - 19	29849 Sqft.			
	6. Shop -				
	7. Bungalow -				
	8. Plot etc. -				

<u>Residential/ Commercial</u>	<u>Details of Total Unit</u>	<u>Type of Apartment/Flat</u>	<u>Total No. of Flats</u>	<u>Booked Flat (Previous ly)</u>	<u>Booked Flat (in this Quarter)</u>	<u>Cancellati on Flat (in this Quarter)</u>	<u>Remaining Flats (in this Quarter)</u>
Residential	Unit -1	3 BHK	19	13	0	0	6
Residential	Unit -2 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -2	3 BHK	18	12	0	0	6
Residential	Unit -3	4.5 BHK	19	11	0	0	8
Residential	Unit -4 (with terrace)	3.5 BHK	1	1	0	0	0
Residential	Unit -4	3.5 BHK	17	13	0	0	4
Residential	Unit -5 (with terrace)	3.5 BHK	1	0	0	0	1
Residential	Unit -5	3.5 BHK	17	12	0	0	5
Residential	Unit -6 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -6	3 BHK	17	14	0	0	3
Residential	Unit -7 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -7	3 BHK	17	13	0	0	4
Residential	Unit -8 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -8	3 BHK	18	16	0	0	2
Residential	Unit-9 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -9	3 BHK	18	15	0	0	3
Residential	Unit -10 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit -10	3 BHK	18	16	0	0	2
Residential	Unit-11 (with terrace)	2.5 BHK	1	1	0	0	0
Residential	Unit -11	2.5 BHK	18	15	0	0	3
Residential	Unit-12 (with terrace)	3 BHK	1	1	0	0	0
Residential	Unit-12	3 BHK	18	16	0	0	2
Residential	Unit-13	2 BHK	19	12	0	0	7
Residential	Unit-14 (LIG)	2 BHK	19	8	0	0	11
Residential	Unit-15	3 BHK	19	10	0	0	9
Residential	Unit-16 (EWS)	1 BHK	19	5	0	0	14
Residential	Unit-17 (EWS)	1 BHK	19	5	0	0	14
Residential	Unit-18 (EWS)	1 BHK	19	8	0	0	11

Residential	Unit-19 (EWS)	1 BHK	19	6	0	0	13
Residential	20 th Floor Pent House	3 BHK	1	1	0	0	0
			358	230	00	00	128

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-
VENUS EMPIRE		2. Sold	-
			NILL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				Filing at the time of Registration of Project
2.	Fire N.O.C.				Filing at the time of Registration of Project
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				Filing at the time of Registration of Project
5.	Other Approval(s), if any, required for the Project.				

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/Adampur/Danapur/LB+UB+G+20/81/2019 (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) format
1.	Excavation (if any)	100% (Completed)	
2.	Basements (if any)	100% (Completed)	
3.	Podiums (if any)	94% (Work in Progress)	10/08/24
4.	Plinth	100% (Completed)	
5.	Stilt Floor	100% (Completed)	
6.	Slabs of Super Structure	100% (Completed)	
7.	Internal walls, Internal Plaster, Floorings, Doors, and Windows within Flats / Premises.	99% (Work in Progress)	30/07/24


8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	87% (Work in Progress)	30/09/24
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95% (Work in Progress)	29/07/24
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	94% (Work in Progress)	25/08/24
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	70% (Work in Progress)	30/09/24
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on the date of the Certificate)	Expected Completion date in (dd/mm/yy) format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	95% (Work in Progress)	30/07/24
2.	Water Supply	Yes		15/08/24
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	95% (Work in Progress)	10/08/24
4.	Storm Water Drains	Yes	Completed	
5.	Landscaping & Tree Planting	Yes	Work in Progress	30/08/24
6.	Street Lighting	Yes	Work in Progress	10/08/24
7.	Community Buildings	Yes	94% (Work in Progress)	10/08/24

8.	Treatment and Disposal of Sewage and Sullage Water	Yes	94% (Work in Progress)	10/09/24
9.	Solid Waste Management & Disposal	Yes	Work in Progress	25/08/24
10.	Water Conservation / Rain Water Harvesting	Yes	Completed	
11.	Energy Management	Yes	Work in Progress	15/08/24
12.	Fire Protection and Fire Safety Requirements	Yes	86% (Work in Progress)	15/08/24
13.	Covered Parking	Yes	99% (Work in Progress)	30/07/24
14.	Open Parking		N/A	
15.	Electrical Meter Room, sub-station, Receiving Station	Yes	Work in Progress	15/09/24
16.	Others (Option to Add More)			

VIII. GEO-TAGGED AND DATED PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr. No.	
	1.	<p>Front Elevation</p> 

2. Side Elevation



3.



IX. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	39440251580
2.	Estimated Cost of the Project including land cost at the start of the Project.	141,94,99,889.00
3.	Estimated Development cost of the Project at the start of the Project. (Excluding Land Cost)	128,79,92,050.00
4.	Any Variation in Development cost which is declared at the start of the Project.	NA
5.	The amount received during the Quarter	13,56,49,390.00
6.	Actual Cost Incurred during the Quarter	5,11,50,700.67
7.	Net balance amount at the end of the Quarter	1,64,09,817.81
8.	Project expenditure and advances till date (As Per Summary)	141,89,43,660.64
	<u>Summary of Expenditure</u>	
	Project expenditure and advances till date	141,89,43,660.64
	Administrative Expenses & Other Advances	37,62,31,180.63
	Grand Total Expenditure till date	179,51,74,841.27

X. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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XI. MISCELLANEOUS

A	List of Legal Cases (if any)- on Project/Promoter	
1.	Case No.	NILL
2.	Name of Parties	
3.	No. of Execution Cases against this project Case No. Name of Parties	NILL
4.	No. of Suo-Moto Cases against this project Case No. Name of Parties	NILL
5.	No. of Certificate Cases/PDR Cases against this project Case No. Name of Parties	NILL
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Not Yet Started
2.	Agreement for Sale	NILL

3.	No. of Possessions given to allottees	Not yet given
XII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per the time schedule or lagging behind?		

Undertaking:

I/we solemnly affirm, declare, and undertake that all the details stated above are true to the best of my knowledge, and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

VENUS STAR CONSTRUCTION PVT. LTD.



AUTH. SIGN.
Authorized Signatory

Name:

Date: